| 146.0 | 0005 | 0014.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 740,200 / 740,200 |
| | | | | | USE VALUE: | 740,200 / 740,200 |
| | | | | | ASSESSED: | 740,200 / 740,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 177 | | NEWPORT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | TIMURDOGAN ERMAN & YAWAN |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 177 NEWPORT ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | WANG SUMING ETAL/ TRUSTEES - |
| Owner 2: | WANG-LI FAMILY REVOCABLE TRUST - |
| Street 1: | 177 NEWPORT ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1481 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4400.000 | 298,600 | | 441,600 | 740,200 |
| Total Card | 0.101 | 298,600 | | 441,600 | 740,200 |
| Total Parcel | 0.101 | 298,600 | | 441,600 | 740,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 499.97 | /Parcel: 499.97

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 96256 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 01/06/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 146.0-0005-0014.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 298,600 | 0 | 4,400. | 441,600 | 740,200 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 289,300 | 0 | 4,400. | 441,600 | 730,900 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 289,400 | 0 | 4,400. | 441,600 | 731,000 | 731,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 230,600 | 0 | 4,400. | 414,000 | 644,600 | 644,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 228,300 | 0 | 4,400. | 342,200 | 570,500 | 570,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 228,300 | 0 | 4,400. | 314,600 | 542,900 | 542,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 228,300 | 0 | 4,400. | 287,000 | 515,300 | 515,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 187,700 | 0 | 4,400. | 281,500 | 469,200 | 469,200 | Year End Roll | 12/11/2014 |

!11455!

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 12:32:53 |

**LAST REV**

| Date | Time |
|---|---|
| 10/18/21 | 08:58:58 |
| jorourke | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11455

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| WANG SUMING ETA | 1577-94 | 1 | 8/10/2021 | | 885,000 | No | No | | |
| WANG SUMING &, | 1564-35 | 1 | 10/20/2020 | Convenience | 99 | No | No | | |
| SHANNON MAURA, | 1450-28 | | 3/14/2014 | | 543,888 | No | No | | |
| HOVSEPIAN VARTK | 1121-86 | | 12/31/1993 | | 182,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 96256 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/21/2003 | 65 | Dormers | 18,500 | C | | G5 | GR FY05 | 11X14 DRMR LFT SID |
| 8/28/2002 | 740 | Alterati | 2,000 | C | | | | OPEN DOOR TO REAR |
| 11/22/2001 | 25 | Dormers | 25,000 | C | | | | 9X15 DORMER |
| 11/24/1993 | 584 | Alterati | 2,900 | | | | | NEW CHIMNEY |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/18/2021 | SQ Returned | JO | Jenny O |
| 9/16/2021 | SQ Mailed | JO | Jenny O |
| 1/6/2018 | Inspected | BS | Barbara S |
| 12/16/2017 | MEAS&NOTICE | HS | Hanne S |
| 5/14/2015 | SQ Returned | MM | Mary M |
| 12/18/2008 | Meas/Inspect | 294 | PATRIOT |
| 5/15/2002 | Permit Visit | PM | Peter M |
| 11/2/2000 | Hearing N/C | 201 | PATRIOT |
| 1/21/2000 | Inspected | 276 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4400 | | Sq. Ft. | Site | | 0 | 80. | 1.25 | 9 | | | | | | | | | 441,602 | | | | | | 441,600 | |

| Total AC/HA: | 0.10101 | Total SF/SM: | 4400 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | Total: | 441,602 | Spl Credit | | Total: | 441,600 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1951 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G16 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.97515047 |
| Adj $ / SQ: | 144.810 |
| Other Features: | 110750 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 366856 |
| Depreciation: | 68235 |
| Depreciated Total: | 298621 |

## COMMENTS

BK; 1022 PG; 185.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

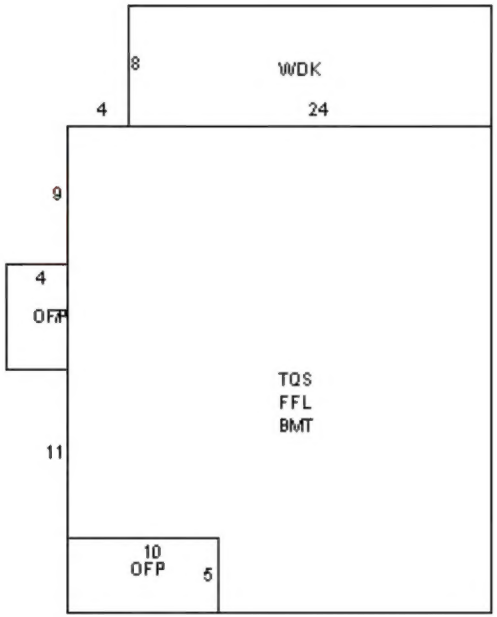
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 144.81 |
| Special Features: | 0 | Val/Su Net: | 114.98 |
| Final Total: | 298600 | Val/Su SzAd | 201.69 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 846 | 43.440 | 36,753 |
| FFL | First Floor | 846 | 144.810 | 122,509 |
| TQS | 3/4 Story | 635 | 144.810 | 91,882 |
| WDK | Deck | 192 | 10.930 | 2,099 |
| OFP | Open Porch | 78 | 36.720 | 2,864 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,597 | | | Total: | 256,107 |
| Size Ad | 1480.5 | Gross Area | 2808 | FinArea | 1481 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

146.0-0005-0014.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc